



ALMA REALTY CO.

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April 29, 1998

Elaine Grant
195 First Street
Newark, New Jersey 07107
Apt. 11F

Ref: Apartment Application

Dear Ms. Grant,

It has come to our attention, that you have some questions regarding your application for a larger unit. You stated to the manager, Ms. Sheila Torrain, that you have been waiting for a larger unit since you moved into the building at least (15) fifteen years ago. As per our records, prior to your gaining custody of your grandchildren, only you resided in the unit 11F at time of move in, hence occupying a (1) one bedroom unit.

As per our records:

1. You received custody of Takia Grant on July 13, 1988
2. You received custody of Shaquah Grant on December 16, 1987
3. You received custody of Ebbin Grant on June 23, 1993, however you did not inform the Landlord of this until January 7, 1997.
4. The apartment transfer application (for a (3) three bedroom unit as per your request) in our files was submitted by you on December 18, 1997 to the management office.

Eligible families for a larger size unit, where an appropriate size unit is not available, are placed on a waiting list. The building's waiting list is structured and based upon the date and time (chronology) applications are received. The Landlord and management use this waiting list as a basis/foundation for assigning units. THE STRUCTURE OF THE WAITING LIST IS ALWAYS MAINTAINED, NEVER HAS IT OR IS IT, EVER OVERRIDDEN TO GIVE PREFERENCE TO ONE APPLICATION OVER ANOTHER BASED ON RACE, CREED, SEX, AGE, COLOR ETC. GARDEN SPIRES ASSOCIATES DOES NOT DISCRIMINATE ON THE BASIS OF HANDICAPPED STATUS IN THE ADMISSION OR ACCESS TO, OR TREATMENT OR EMPLOYMENT IN, ITS FEDERALLY ASSISTED PROGRAMS AND ACTIVITIES.

PROFESSIONAL REAL ESTATE MANAGEMENT